



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION

800 BAY ROAD
P.O. Box 778
DOVER, DELAWARE 19903

CAROLANN WICKS, P.E.
SECRETARY

November 20, 2009

The Honorable Michael S. Katz
P.O. Box 3844
Wilmington, Delaware 19807

The Honorable Dennis E. Williams
3329 South Rockfield Drive
Wilmington, Delaware 19810

Dear Senator Katz and Representative Williams:

Thank you for your letter requesting that a traffic impact study (TIS) be performed for, the proposed redevelopment of the old Pilot School site at 100 Garden of Eden Road (a.k.a. Columbia Place at Garden of Eden Road) into a retirement community. I appreciate your concern in this area, particularly in regards to existing traffic on Silverside Road and Concord Pike.

As you may know, New Castle County, as part of the efforts to implement their Comprehensive Plan, has determined not to require a TIS for redevelopment projects such as Columbia Place. However, I understand that you still have concerns and would like to address the request for additional study by members of the Edenridge and Tavistock communities.

By our calculations, the proposed development would generate about 674 vehicles per day and about 43 vehicles per hour. Using these relatively low traffic numbers, we cannot reasonably ask the developer to bear the expense and time of performing a TIS in this instance. Per our current agreement with New Castle County (copy enclosed) we cannot require a TIS for a redevelopment project generating less than 2,000 vehicles per day and 200 vehicles per hour. Instead, I propose to require that the developer perform a traffic operational analysis. This is similar to a TIS but more focused on the area where the development is most likely to have significant impacts. In this case that would include examining conditions on Garden of Eden Road (including the proposed site entrance), the entrances of the Jewish Community Center, and the intersections with Taunton Road and Concord Pike. We believe that such analysis will adequately identify the development's traffic impacts and appropriate road improvements, which we can then require of the developer.

I trust that this will be acceptable and plan to proceed on that basis. If you need any further assistance in this matter, please feel free to contact our office at 1-800-652-5600. Again, thank you for your letter.

Sincerely,

Carolann Wicks
Secretary

CW:rks
Enclosure

cc: --Robert Weiner, New Castle County Council
Terry Gorlich, Acting Director, Public Relations
Mike Williams, Manager, Public Relations
Tom Meyer, Traffic Studies Engineer, Traffic
Ted Bishop, Assistant Director for Development Coordination, Planning
Bill Brockenbrough, County Coordinator, Planning
Sean Finnigan, Legislative Assistant
Blaine Breeding, Legislative Assistant
Robert King, Community Relations Officer, Public Relations

